

SWC of Litchfield and Statler

Marketplace at The City Lot 1

Call for Pricing



RETAIL/MEDICAL

- Lot 1 of Marketplace at The City — APN: 501-18-677 — located on the southwest corner of Litchfield Road and Statler Boulevard in Surprise, Arizona.
- The offsites include electric, water, sewer, and the water retention and drainage infrastructure and are valued at \$8.00-\$12.00/sf.
- Zoning is PAD.
- Ideal for medical/commercial use.
- The lot size is ± 1.3 acres, buyer to verify exact SF.
- Lot is located at a main ingress and egress point for the City Center.
- Fully signalized intersection.
- The City of Surprise is experiencing steady population growth and is currently home to more than 179,149 residents. In fact, it is the fastest growing city in Arizona based upon cities of 150,000 or more.



FOR MORE INFORMATION:

BILL MOLLOY/ CO-OWNER
602 708-6880 | bmolloy@REsourcecmcl.com

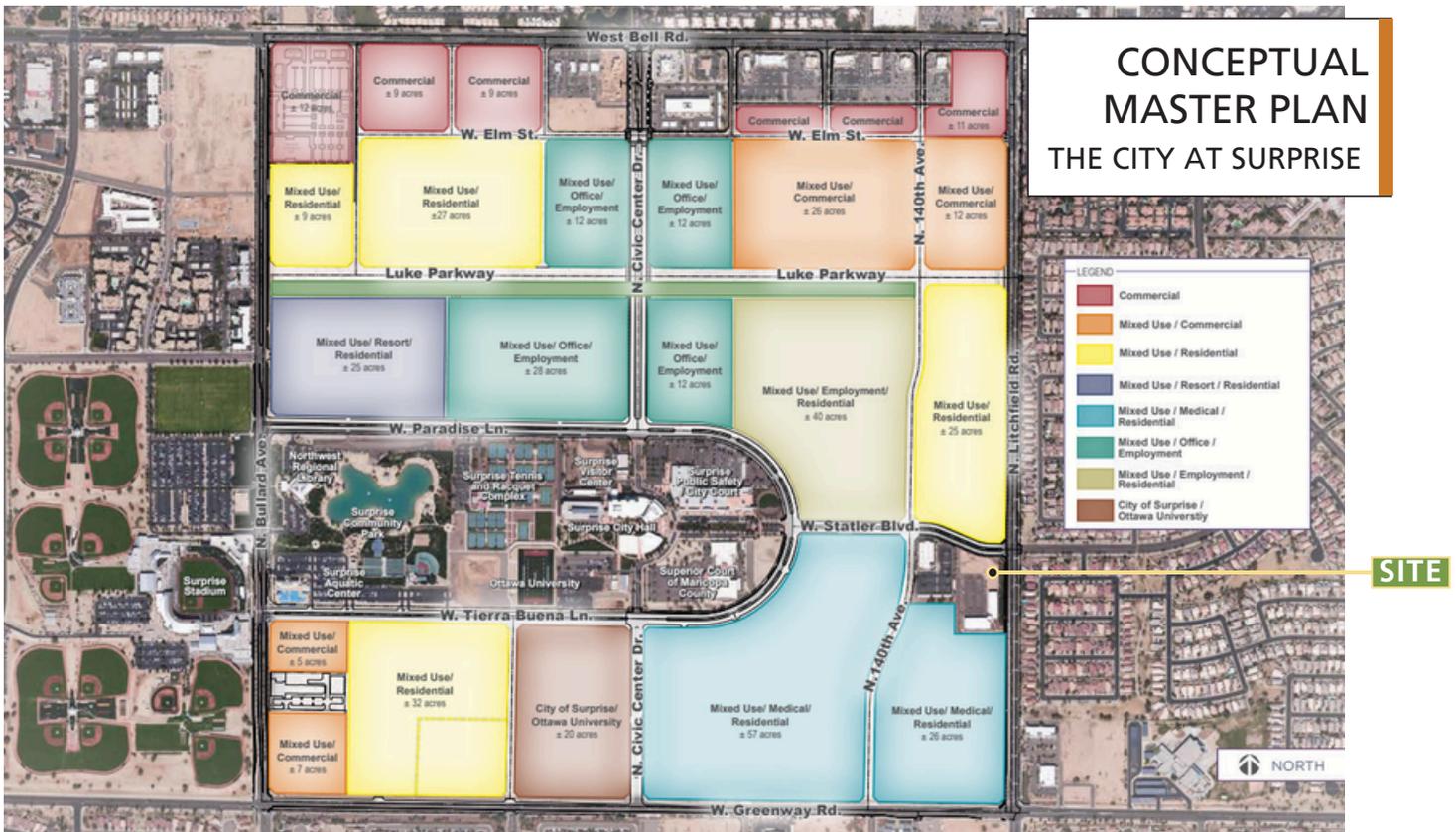
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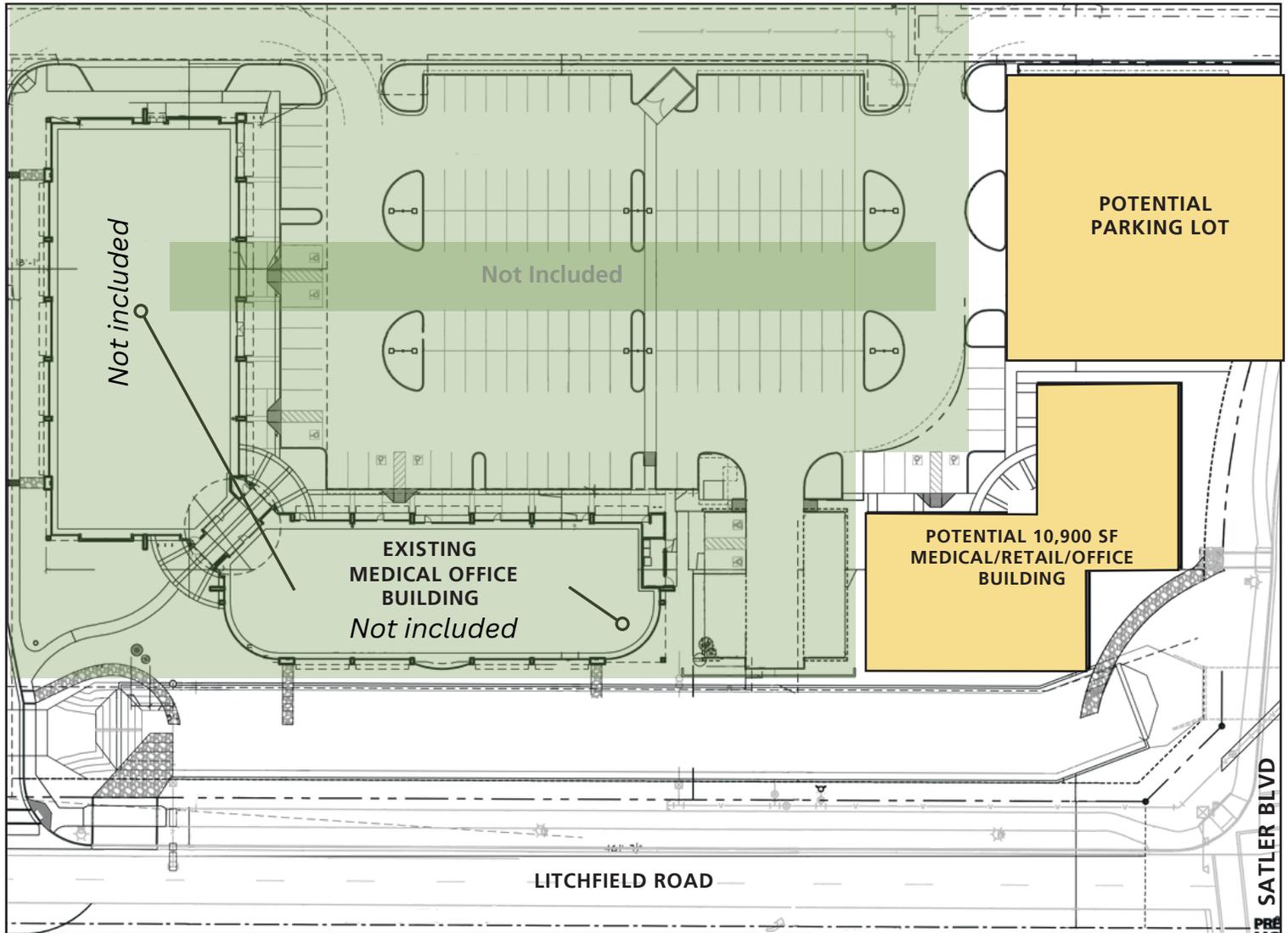
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SITE PLAN



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- The Surprise City Center is a unique development opportunity, as it represents residential, commercial, recreation, government and medical assets all within a single square mile. It includes a new hub for an advanced medical tourism initiative led by the Surprise Economic Development Department.
- At the heart of the City Center site, the Civic and Recreation campus contains \$250 million in city investments and includes a 10,000-seat Major League Baseball Spring Training Facility, 25 court Tennis and Racquet Complex, Aquatic Center, and Surprise City Hall. The surrounding developments include two hotels, luxury apartments, a medical campus, and various dining opportunities.
- Surprise has a population of over 179,149, representing the future need for medical services in the Northwest Valley.
- The medical corridor consists of over 50 acres of developable land, adjacent to over 50,000 SF of existing medical assets.
- Ottawa University is developing a 33-acre residential campus adjacent to the medical campus, providing partnership opportunities in the areas of workforce development and training.

DEMOGRAPHICS

The City of Surprise

POPULATION EST (2025)	172,943
POPULATION EST (2026)	179,149

<https://azmag.gov/Programs/Maps-and-Data/Population-and-Housing-Estimates>
<https://worldpopulationreview.com/us-cities/arizona/fastest-growing>

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